

WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, September 25, 2007

The regular semi-monthly meeting of the Williamsburg Architectural Review Board was held on Tuesday, September 25, 2007 at 6:30 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

CALL TO ORDER AND ATTENDANCE

Vice-Chairman Quarles called the meeting to order in Chairman Spence's absence. Present in addition to Mr. Quarles were Board members Messrs. Lane, Edwards, Hertzler and Klee. Chairman Spence and Board member Kent were absent. Staff members present were Deputy Planning Director Murphy and Secretary Scott.

Consent Agenda

Vice-Chairman Quarles explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

ARB #07-069 G-Square, Inc./127 Shirley Avenue – Accessory Building (shed)

SIGN #07-044 Colonial Pancake House/100 Page Street – Monument Sign

There being no questions or comments from the Board or the audience regarding the case on the Consent Agenda, Mr. Hertzler moved that the cases be approved as submitted. Mr. Edwards seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Quarles, Lane, Hertzler, Klee, Edwards
Nay:	None
Absent:	Spence, Kent

ARCHITECTURAL PRESERVATION DISTRICT

Approved under the consent agenda, **ARB #07-069 G-Square, Inc./127 Shirley Avenue – Accessory Building (shed)**

CORRIDOR PROTECTION DISTRICT

ARB #07-068 Aberdeen Barn/1601 Richmond Road – Exterior Change (siding, trim, windows & shutters – Approved with Conditions

Applicant Dennis White and contractor Bob Kirkpatrick were present to respond to questions or comments. Mr. Kirkpatrick said the proposal is to replace wood vertical siding with vertical Hardiplank siding painted red to match the existing color. Also proposed is to replace windows with PVC windows with exterior muntins, replace wood shutters with PVC beaded shutters to match the existing shutters in style and color and wrap the wood facias, rakes and moldings with pewter gray PVC coil. Mr. Kirkpatrick noted that the window hinges are rusted and also will be replaced.

Mr. White noted he has had to replace the roof three times in 30 years and although there currently are five exhaust fans in the attic, ventilation under the eaves is definitely in need of improvement. Mr. Lane suggested Hardiplank vented soffitts would give all the ventilation needed and work better than the bent-to-fit material proposed.

Mr. Klee noted the *Design Review Guidelines* state that in the Corridor Protection District, buildings other than major commercial buildings should be constructed of brick or brick and horizontal siding. He said with the vertical siding the applicant is introducing a third possibility; it would be easier to do horizontal lap siding. Mr. White said the structure was built in 1968 with no insulation. In 1975 it burned down but the exterior walls were reused and it must be repainted every three years. He added that the gutters were replaced two years ago. Mr. Hertzler said he fully supports making the building more energy efficient and easier to maintain, but he is extremely concerned with the use of Hardiplank with no battans.

Mr. Hertzler moved that the request be approved with the following conditions:

- The wood board and batten siding will be replaced with Hardiplank siding with ¾" Hardiplank battens installed to match existing
- The rake fascia will be constructed of solid PVC
- The existing wood soffitt will be replaced with a vented Hardiplank soffitt
- The windows will be replaced with simulated divided light windows which must have exterior muntins
- Shutters matching the existing shutters in PVC material
- Reuse or replace the existing hinges for the shutters in kind. Plastic hinges are not approved
- Replace the existing doors with flush steel doors
- Replace the existing lights around the building with the one presented at the meeting; the front lights on the building are to be recessed
- All colors must be as proposed on the application.

Mr. Lane seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Quarles, Lane, Edwards, Hertzler, Klee
Nay:	None
Absent:	Spence, Kent

SIGNS

Approved under the consent agenda, **SIGN #07-044 Colonial Pancake House/100 Page Street – Monument Sign**

CONCEPTUAL REVIEW

ARB #07-067 CWF/Quarterpath Shopping Center/1450 Quarterpath Road – New Shopping Center

Jim Gresock, Rhett Moody and Fred Thompson representing the applicant S.L. Nusbaum Realty Company, returned to the Board with revisions to the rear elevations of the conceptual plans for Quarterpath Crossing Shopping Center. Mr. Thompson noted the rear elevation revisions are in response to the Board's comments and concerns expressed at the August 28 meeting.

Mr. Hertzler said the brick and shadow lines presented look better, but the service doors painted to match the brick are a concern because the painted surface will fade faster than the brick. Mr. Quarles noted a different color door might help break up the mass of the building. Mr. Thompson replied the planned hedge row will help conceal the service doors as well as a sidewalk and a bikepath which are currently included in the plans. He added there will be no trash cans exposed since there will be central dumpsters and there will be no loading or unloading at the rear doors because deliveries are made by Fed Ex at the front door. The applicant is anxious to include the rear exit doors because they are a particular feature tenants ask for.

Mr. Lane asked if it might be possible to shift the back of the building and the entrance. Mr. Klee and Mr. Edwards asked if it could be reoriented or even redesigned so there would be no back side. Mr. Thompson said it would not be tenant-friendly to have a visible feature that is not accessible.

Mr. Klee pointed out that the applicant has a sense of the Board's concerns with the rear elevation and the fact that it skirts the entrance street. The revisions represent a good attempt and the elevation has been dressed up as much as possible, but there is still a sense that the property looks inward. Mr. Klee added that he has received a number of comments from community members regarding this project and the removal of trees that "have always been there", but this may be a concern that is not solvable; Mr. Klee just asked that the applicant continue to be civic minded.

Mr. Thompson said he understands the Board's concerns, but the applicant needs to present a marketable plan; this is about the 36th iteration and they feel this is the best layout and optimal plan for marketability.

An unidentified gentleman in the audience stated that he is taking classes in preservation and has no vested interest in this project. He suggested the use of some trompe l'oeil. It could be a 3-D mural painted on the wall to make it look like a building.

Mr. Gresock said, regarding the concern with the greenbelt area along Rt. 199, the canopy will not be disturbed; they only will be clearing dead or dying trees and underbrush.

Board members thanked the project representatives for all their hard work and many revisions.

Minutes for September 11, 2007

Mr. Hertzler moved that the minutes for the September 11, 2007 meeting be approved as corrected. Mr. Lane seconded the motion which carried viva voce.

There being no further business the meeting adjourned at 8:45 p.m.

Dee Scott
Secretary